REDMAN CASEY ESTATE AGENTS

19 Victoria Court Stocks Park Drive, Horwich, BL6 6DF

Offers In The Region Of £120,000

Two bedroom ground floor apartment situated on this ever popular development just of Stocks Park Drive, the property is ideally situated for access to local amenities and shops and would make an ideal purchase for a couple or single person. Spacious accommodation throughout with generous lounge open plan diner fitted kitchen and 2 spacious bedrooms, excellent views of Rivington Pike from all rear windows. Viewing is highly recommended. No ground rent, service change £94 per month LEASE DETAIL original lease generated for 125 years from Jan 1991 with 91 years remaining.

- Ground Floor Apartment
- Open Plan Lounge Diner
- Shower Room
- Council Tax Band B
- Two Bedrooms
- Fitted Kitchen
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Stock Park this two bedroom ground floor apartment offers excellent accommodation which comprises :- Communal entrance hall with intercom, hallway, lounge open plan to dining area, fitted kitchen, two bedrooms and shower room. Outside there are communal gardens and car park. It is ideally located for shops and local amenities along with Horwich leisure centre. benefitting from underfloor heating and uPVC double glazing throughout Viewing is highly recommended.

Entrance Hall
Intercom controlled main entrance door opens to entrance Lobby leading to flat entrance door, Hallway with built-in airing cupboard housing, factory lagged hot water cylinder, builtin useful storage cupboard, door to:

Lounge 16'3" x 10'6" (4.95m x 3.20m)
UPVC double glazed window to front, coving to ceiling, open plan to Dining Area,

Dining Area 8'1" x 6'11" (2.46m x 2.12m)
UPVC double glazed window to rear with views of Rivington Pike, folding door to:

Kitchen 11'5" x 5'10" (3.48m x 1.77m)
Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear with views of Rivington Pike, built-in storage cupboard, vinyl flooring.

Bedroom 1 13'3" x 8'3" (4.04m x 2.51m)
UPVC double glazed window to rear with views of Rivington Pike.

Bedroom 2 9'10" x 7'3" (3.00m x 2.20m)
UPVC double glazed window to rear with views of Rivington Pike.

Shower Room
Fitted with three piece white suite comprising tiled double shower enclosure with electric shower over, inset wash hand basin in vanity unit with cupboards under and WC with hidden cistern, extractor fan full height ceramic tiling to all walls, ceramic tiled flooring.

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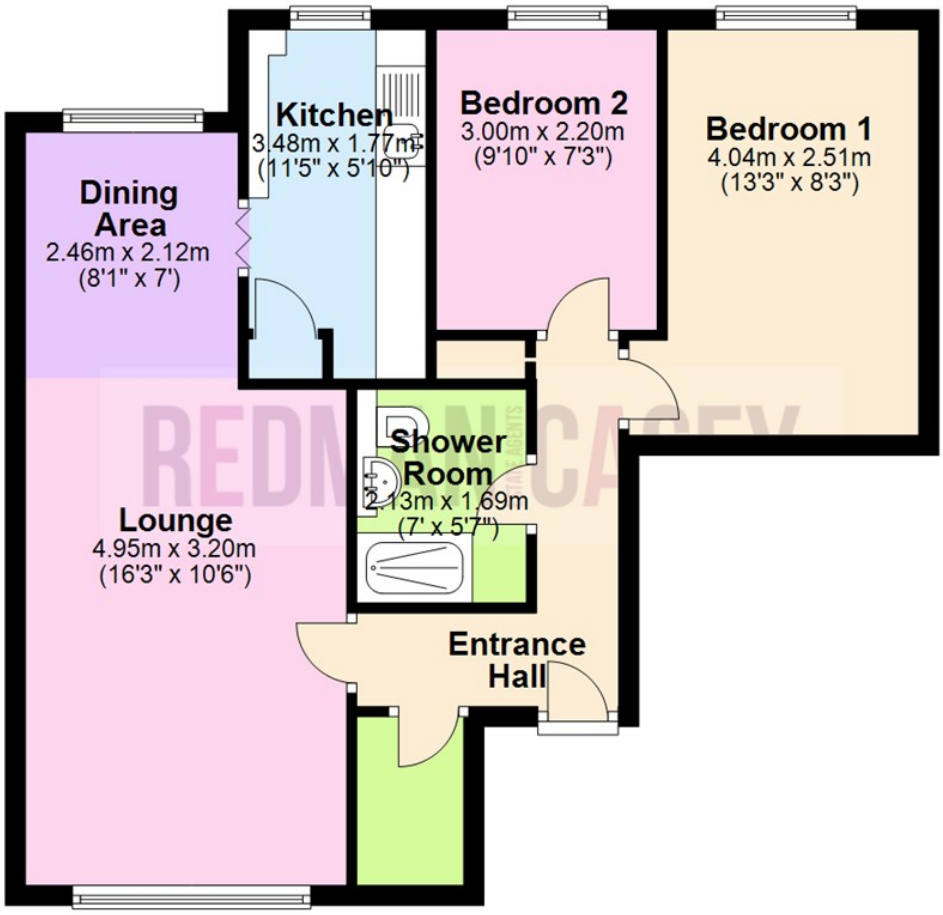
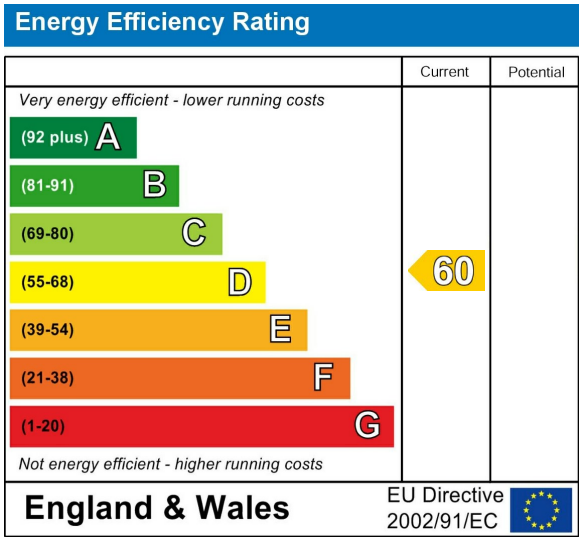
Ground Floor

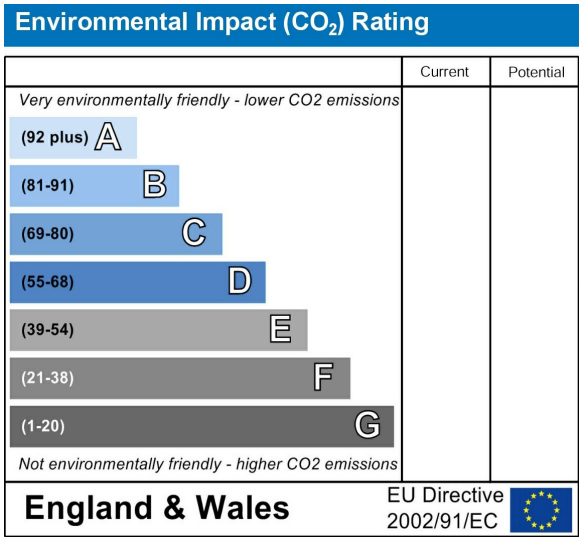
Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 57.5 sq. metres (619.4 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.





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